133.0	0006	0010.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,010,000 /	1,010,000
USE VALUE:	1,010,000 /	1,010,000
ASSESSED:	1,010,000 /	1,010,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		TEMPLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ELIA SHAOUL RONY
Owner 2:	
Owner 3:	
Street 1:	50 TEMPLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .205 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1932, having primarily Wood Shingle Exterior and 2142 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8916.000	391,300		618,700	1,010,000
Total Card	0.205	391,300		618,700	1,010,000
Total Parcel	0.205	391,300		618,700	1,010,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 471.52 | /Parcel: 471.52

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

85687

GIS Ref

GIS Ref

Insp Date

02/09/09

!10387!

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0006-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	391,300	0	8,916.	618,700	1,010,000		Year end	12/23/2021
2021	101	FV	379,100	0	8,916.	618,700	997,800		Year End Roll	12/10/2020
2020	101	FV	379,000	0	8,916.	618,700	997,700	997,700	Year End Roll	12/18/2019
2019	101	FV	298,400	0	8,916.	653,100	951,500	951,500	Year End Roll	1/3/2019
2018	101	FV	298,400	0	8,916.	481,200	779,600	779,600	Year End Roll	12/20/2017
2017	101	FV	298,400	0	8,916.	460,600	759,000	759,000	Year End Roll	1/3/2017
2016	101	FV	298,400	0	8,916.	426,200	724,600	724,600	Year End	1/4/2016
2015	101	FV	290,900	0	8,916.	357,500	648,400	648,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:37:16

LAST REV

Date	Time
12/10/09	09:21:19
hchinal	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10387

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12995-44		6/15/1976		61,000	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/17/2009	7000	Re-Roof	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
2/9/2009	Measured	294	PATRIOT
3/31/2000	Inspected	276	PATRIOT
11/23/1999	Mailer Sent		
11/3/1999	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	85687
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8916		Sq. Ft.	Site		0	90.	0.77	10									618,729						618,700	

Total AC/HA:	0.20468	Total SF/SM:	8916	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	618,729	Spl Credit		Total:	618,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Poor
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.14019608
Const Adj.:	1.01455045
Adj $ / SQ:	150.382
Other Features:	81750
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	567036
Depreciation:	175781
Depreciated Total:	391255

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

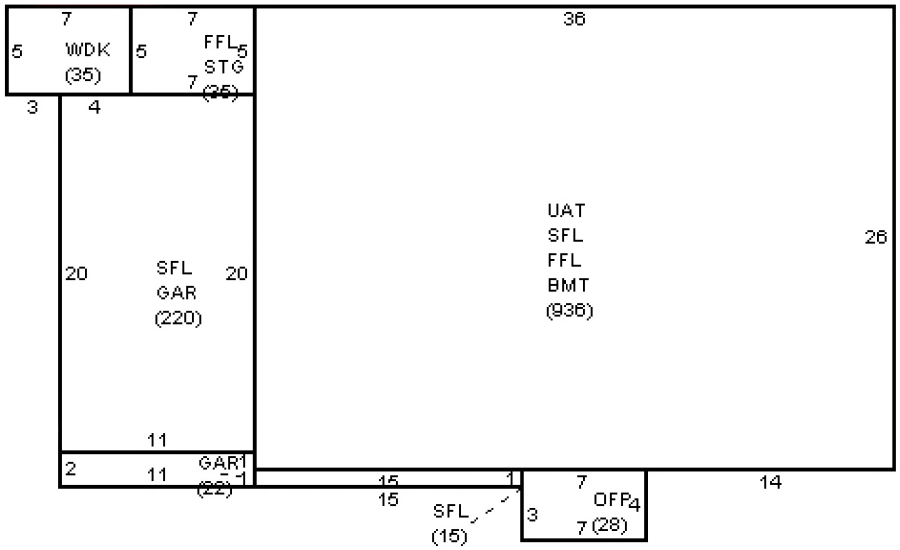
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	181.96
Special Features:	0	Val/Su Net:	107.15
Final Total:	391300	Val/Su SzAd	182.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,171	150.380	176,098
FFL	First Floor	971	150.380	146,021
BMT	Basement	936	45.110	42,227
GAR	Garage	242	25.700	6,219
UAT	Upper Attic	234	60.150	14,076
STG	Storage	35	11.880	416
WDK	Deck	35	16.230	568
OFP	Open Porch	28	44.640	1,250
	Net Sketched Area:	3,652	Total:	386,875
Size Ad	2142	Gross Area	4354	FinArea 2142

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0006-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	